

This instrument was prepared by:
(Name) Mitchell A. Spears, Attorney
(Address) P. O. Box 91
Montevallo, AL 35115

Send Tax Notice to:
(Name) Joe H. Fancher
(Address) P. O. Box 18
Wilton, AL 35187

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seven Thousand Five Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Catherine Legg, a married woman, formerly known as Catherine Smitherman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Joe H. Fancher and wife, Lillie Ann Fancher

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

BOOK 120 PAGE 480

A part of Lot 14, in Block 2 in the Town of Wilton, Alabama, formerly called "Birmingham Junction" according to a Map as recorded in Deed Book 14 on page 239 in Probate Office of Shelby County, Alabama, more particularly described as follows: Beginning at the Southwest corner of said Lot 14, in Block 2 and run in an Easterly direction along the North side of Old Selma Road a distance of 134 feet; thence in a Northeasterly direction and parallel with the Northwest side of said Lot 14 in Block 2 a distance of 55 feet; thence run in a Westerly direction and parallel with North line of Old Selma Road a distance of 94 feet to the Northwest line of Lot 14, in Block 2; thence in a Southwesterly direction along the Northwest side of Lot 14, in Block 2 a distance of 85 feet to the point of beginning; being situated in Shelby County, Alabama.

The real estate herein conveyed does not include, in whole or in part, the homestead of the Grantor.

Subject to: Mortgage executed on even date herewith by Grantees to Merchants & Planters Bank in the sum of \$6,000.00.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12 day of March, 19 87

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY (Seal) IS
INSTRUMENT WAS FILED
(Seal)
1987 MAR 19 PM 1:35
(Seal)
Thomas W. [Signature]
JUDGE OF PROBATE

NOTARY PUBLIC
STATE OF ALABAMA
SHELBY COUNTY

Catherine Legg (Seal)
Catherine Legg, fka
Catherine Smitherman (Seal)
Catherine Smitherman (Seal)
Deed TAX 1.50
Rec 2.50
Int 1.00
5.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine Legg, formerly known as Catherine Smitherman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of March A.D., 19 87

17 A Adams
at 100